

Cerne Abbas Covenants & Regulations

This document has been prepared to help remind us of the Cerne Abbas covenants – which many of us may have read long ago and forgotten – and the additional regulations and clarifications issued by CARA to help keep our Cerne Abbas community safe and enjoyable for all. Please take the time to read this brief note and refresh your memory.

Cerne Abbas Covenants

The covenants you or your tenants are required to observe are stated in your Transfer document (otherwise known as your Deeds) in Schedule VI under the title “Purchaser’s Covenants”. The most relevant covenants, summarised below for your convenience, do not change or replace the full covenants in Schedule VI:

- Use your premises as a private residence for the occupation of one family only, and not for any other purpose. It is not to be let for a period of less than three months.
- Do not park (or allow to be parked) any vehicles other than in the garages and Cerne Abbas parking spaces provided. Visitor parking bay use detailed below.
- Do not do (or allow to be done) anything in or on your premises, which may cause nuisance, annoyance, inconvenience or damage to the owner or occupier of any other house.
- Do not make any alterations in or to your premises without CARA’s written approval to the plans and specifications, and ensure that any such alterations are implemented in accordance with the approval and any other relevant regulations and conditions.
- Pay your share, as determined by CARA, of maintaining, repairing or rebuilding all party walls, fences and structures separating your premises from any adjoining property.
- Permit CARA and the owners of other houses to have access, on notice, to your premises for the purpose of examining its condition or repairing any house or other part of Cerne Abbas.
- Do not, without CARA consent, paint or decorate or add to the exterior of your premises - particularly any fence, trellis, hedge or boundary structure. (*Note: Cuprinol Rich Oak is CARA’s approved paint for wooden fences and trellises.*)
- Do not keep any pet unless in accordance with written permission from CARA, and do not permit any pet to foul any part of Cerne Abbas.
- Do not fit any aerials (including satellite dishes) visible from outside your premises.
- Comply with any reasonable rules and regulations made by CARA to govern the use of the common areas within Cerne Abbas.

CARA Rules & Regulations

Schedule IV of the Transfer document defines the rights of CARA and owners, including the right of owners, tenants and visitors to use the communal areas subject to such reasonable rules and regulations for the common enjoyment as CARA may from time to time prescribe. These regulations currently include:

- Observe the Cerne Abbas speed limit of 10 mph, and exercise care for other road users.
- No overnight parking of commercial vehicles, caravans or boats and no long-term parking of vehicles not currently in use in the Cerne Abbas communal parking spaces.
- Marked visitor parking bays for visitors only unless a visitor is parking on your drive way.
- Dogs are not permitted within the enclosed areas formed by the Phase 1 and Phase 2 gardens and are to be kept on a lead while in all other communal areas. Any dog excrement is to be promptly bagged and disposed of in the owner’s black bin.
- Seek CARA’s permission before planting, clearing or otherwise altering the communal gardens.
- Do not damage the communal areas or cause unreasonable and persistent nuisance, annoyance or inconvenience to other residents.

General

If you believe that you are being inconvenienced by the actions of another owner or tenant, then you should first raise the issue with the person concerned. Almost all such issues can be resolved by reasonable discussion and goodwill from the parties involved. If repeated attempts to resolve the issue fail then you can

inform any member of your CARA committee, with the relevant details and dates, so that further action can be considered and taken where necessary.